

**TRANSFER  
TAX  
PAID**

Doc # 2004008527  
Book 7879 Page 0057

37-126-10

**WARRANTY DEED**

**WILLIAM P. NIEHOFF and BARBARA A. NIEHOFF** of Waterville, County of Kennebec and State of Maine, for consideration paid, grant to **RUI J. SARDINHA** of Waterville, County of Kennebec and State of Maine, with warranty covenants, a certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

The unit known and designated as Unit #39 in Ridgewood Commons Condominium, located in Waterville, County of Kennebec, State of Maine, as shown on the Condominium Plats by A.E. Hodson, Consulting Engineers, entitled "Ridgewood Commons Condominiums" filed in the Kennebec County Registry of Deeds in Plan File #E-86179 and entitled "Ridgewood Commons Condominiums Phase II" in the Kennebec County Registry of Deeds in Plan File #E-87193. Specific reference is made to the Ridgewood Commons Condominium Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated March 4, 1986, and recorded in Kennebec County Registry of Deeds in Book 2919, Page 320, together with the following Amendments which are incorporated by reference herein:

-Amendment to Declaration dated June 30, 1986, recorded in Kennebec County Registry of Deeds in Book 2996, Page 275;

-Amendment to Declaration dated September 4, 1986, recorded in Kennebec County Registry of Deeds in Book 3018, Page 195; and

-Amendment to Declaration dated October 14, 1987, recorded in Kennebec County Registry of Deeds in Book 3251, Page 27.

The aforesaid Plats are Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files E-86180, E-86181, E-86182, E-87194, E-87195 and E-87196.

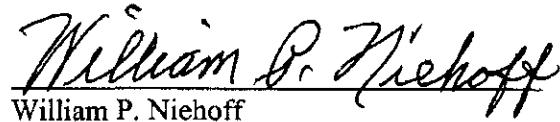
Any and all rights, easements, privileges and appurtenances belonging to the Unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

For source of title reference is made to warranty deed from George D. Max and Frances A. Marston to William P. Niehoff and Barbara A. Niehoff dated May 2, 1998, recorded in Kennebec County Registry of Deeds in Book 5612, Page 215.

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William P. Niehoff and Barbara A. Niehoff, husband and wife, release all rights in the premises being conveyed.

WITNESS our hands and seals this 26th day of March 2004.

  
William P. Niehoff

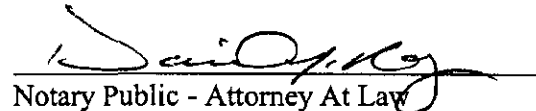
  
Barbara A. Niehoff

STATE OF MAINE  
COUNTY OF KENNEBEC

March 26, 2004

Personally appeared the above-named William P. Niehoff and acknowledged the foregoing instrument to be his free act and deed.

Before me,

  
Notary Public - Attorney At Law

David J. Roy  
Notary Public, Maine  
My Commission Expires July 21, 2008

Received Kennebec SS.  
03/29/2004 2:40PM  
# Pages 2 Attest:  
BEVERLY BUSTIN-WATHEWAY  
REGISTER OF DEEDS